

I. PROCEDURES

- A. Call to Order Chairman Massey called the hearing to order at 7:03 P.M.
B. Roll Call Present: Chairman Brad Massey, Commissioners Clara Barnes, Mike Cowan, Bill Baptist, Oscar Fredrickson, & John Dent. Present from staff: Harry Holmes, Assistant Planner.
C. Pledge of Allegiance Chairman Massey led the pledge
D. Adoption of Agenda Commissioner Cowan moved to adopt the agenda, Commissioner Dent seconded and the motion carried.
E. Approval of Minutes of Commissioner Baptist moved to accept the minutes as recorded, Commissioner Barnes seconded and the motion carried.
October 17, 2006, November 21, 2006 & January 16, 2007

II. PUBLIC PARTICIPATION – None

III. RZ/PP 06-02 FOREST CANYON ESTATES (FCE)

- A. Introduction Harry Holmes introduced the case. Citing the staff report to the Commission, he reported that TMD Group LLC (TMD) requests preliminary plat approval for a 119-lots subdivision on a 59.1 acre site; TMD also requests rezoning from AR (Agricultural Residential, 2-acre minimum) to R1-7 (Residential Single-Family, 7000 sq. ft. minimum lot size) on the southerly 26.6 acres of the site. Holmes noted that the remainder of the site and the surrounding private properties are zoned R1-7; the adjoining Forest Service land is zoned AR & RR (Rural Residential, 5-acre minimum lot size). Holmes reported that the General Plan designates the site as Residential, 3-5 dwelling units per acre (du/A), whereas the proposed density is 2.0 du/A. He described the project's two proposed access routes: primary access via an improved Allston Way (with improved drainage), and secondary access across City property via an improved 6th Street to a new road along the south boundary of that property.
- B. Developer's Presentation Mason Cave of TMD summarized the proceedings to date. Cave mentioned the 18-foot boundary dispute between the TMD property and the properties south of Park Way; TMD has agreed to deed the disputed property to the neighboring parcels. Cave noted that TMD had held two public meetings and that input from the community had been mostly positive. He noted that there were significant concerns over drainage, access and other issues and that TMD had modified its design to mitigate most concerns. Cave said that most concerns were resolved through an educational process. He stated that drainage would be no worse than it currently is, and would probably improve due to the new storm drain system.
- Dan Rhea spoke next, describing TMD's efforts to seek public input, including a full-page ad in the Williams-Grand Canyon News followed by weekly ads and mailings to neighboring property owners to solicit input.. Rhea said TMD had taken the public's comments to heart and changed its plans to harmonize with the community's needs. Mason

Cave added that TMD had heard the Williams Unified School District's concerns about safety and had agreed to provide signage, lighting and other safety features for school crossings on 6th Street. Cave said TMD met with Mayor Edes and met again with the City of Williams Departmental Review Team (DRT). These meetings resulted in an improved project design. Rhea said TMD would improve 6th Street from the end of the existing pavement south to the intersection of Arcadia Way, and would also improve it farther north as part of its public benefit improvements under a Development Agreement. Cave noted that the City's preferred primary access is via a road through Pouquette Sheep Ranch property connecting to Route 66. He said that a temporary cul-de-sac would be provided for emergency vehicles to turn around at the north end of Amarillo Ct., and that the variance for excess length cul-de-sac would be temporary as well. Cave said the temporary cul-de-sac and the Allston Way access would be removed when the Route 66 connection was completed. He also stated that a connection point would be provided for a future access through Forest Service land to Buckskinner Park and to 6th Street after the Yavapai Ranch Land Exchange is completed. This would provide a third permanent access. Rhea commented that the acquisition of a route through Pouquette and/or Forest Service property is not yet certain and the time line for such a route is not yet established.

Commissioner Baptist asked whether the northerly access (extension of Amarillo Ct.) would connect to Sheridan Ave. Mason Cave said the City's preferred option was to connect to Route 66. Cave explained that the Pouquette family was changing its property ownership from a C-type corporation to an S-type and that this would take considerable time, during which it would not be possible to acquire the property for access. He added that the City could require the owners of that property, when it develops, to connect its roadway(s) to Amarillo Ct. on the north boundary of FCE.

Dan Rhea and Mason Cave discussed the requested variances, noting that the number of variances had been reduced from 6 to 3: a variance for excess cul-de-sac length with respect to Amarillo Ct. (temporary) and Jackson Drive; a variance for reduced right-of-way (ROW) on Jackson Drive near Allston Way (no reduction in road width); and a variance for sidewalk on only one side of part of Jackson Drive ascending the escarpment (no lots on that side-only open space). Rhea also pointed out other changes on Jackson Drive: a "knuckle" midway up Jackson Drive (for emergency turn-around, snow storage, etc.) and a larger radius (60 feet) at the end of the road for emergency turn-around. Rhea noted that the street profiles had been redesigned to eliminate any grades over 8% exceeding 600 feet in length, and that the project would fully comply with the Hillside Ordinance. All homes on the 26 larger lots will be protected by fire sprinklers. The number of smaller lots had been reduced by one to 93 due to the temporary cul-de-sac on

Amarillo Ct. Cave discussed the public benefits in the proposed Development Agreement (DA) including an additional 250,000 gallons of storage above the projects 200,000 gallon requirement. Storage site(s) will be determined by a City of Williams water system study. Rhea noted that the storage would improve water pressures for neighboring properties, provided that their lines were adequately sized. Chairman Massey said that Public Works was not certain that the storage connecting to the system at Allston Way would benefit existing customers who currently have low water pressure. Rhea said the water study would also address this.

Dan Rhea said Allston Way would be improved to a full-width street west of 11th Street and that TMD had done traffic studies that showed use of the two accesses Allston Way and 6th St.) would be nearly equal. Mason Cave added that Empire Builders would use the 6th Street access for its "marketing trail" when selling its new homes on the smaller lots. Rhea said the alignment of Arcadia way on the southerly boundary of the City property was more feasible, and more acceptable to the City, than the route previously proposed.

Commissioner Fredrickson inquired whether TMD had asked for comments to be addressed to the company (Cave said yes) and whether the access across City property had been approved (Cave said not yet). Rhea again mentioned the safety improvements on 6th Street. Cave emphasized that the road width on Jackson near Allston would not be substandard; only the ROW would be reduced. Chairman Massey asked whether the disputed 18 feet would be formally deeded to the six adjacent properties south of Park Way (Rhea said the engineers were working on it).

C. Recess to
Public
Hearing

Chairman Massey recessed the hearing to ask for public comment.

Williams resident Jeana Stevenson came forward to view and discuss the plans with TMD and the Commission and to express concerns. Mason Cave assured her that Allston Way fronting her property would be improved to a full-width street and that its connection to Jackson Drive would be temporary. Guillermo Cortes, P.E. (Shepherd-Wesnitzer, Inc.) representing TMD assured Stevenson that the storm drains in the new streets would handle all flows from those streets and that the drainage structure at the end of Allston Way would be replaced by a larger box culvert diagonally crossing the new, temporary intersection. Cave assured her the widening of Allston Way would be entirely on existing City ROW and would be on the opposite (south) side. Commissioner Baptist noted that the City needed to have a drainage study done for this area. Cortes emphasized that TMD was responsible to keep onsite drainage from worsening the existing flows onto adjacent properties and that the new structures should actually improve the existing situation. Cave noted that Arcadia Ave. would be designed to divert some of the flow across the site onto the east side of

6th St. where it would flow into the existing channel. Stevenson asked about wildlife habitat. Rhea said the Forst Service wanted delineation of its common boundaries with the subdivision to discourage public access. Rhea also pointed out that the site features 25% open space that would be dedicated to the City for public use. Commissioner Dent noted that the area had long been used by area residents for hiking, etc. Cortes suggested that the City contact Arizona Game and Fish to discuss the agency's requirements for boundary fencing. Stevenson asked about the overhead power lines and Cortes said they are in an existing easement and no homes would be built beneath them. Stevenson asked where excavated materials and stockpiles of fill materials will be stored. Cave said they would be kept on site.

Roberta Geouge commented that the meeting was greatly improved from the previous (October 17, 2006) Planning and Zoning (P&Z) meeting and that the developers had done a good job responding to concerns.

D. Reconvene P&Z Session There being no further public comment, Chairman Massey reconvened the Regular P&Z Session at 8:00 p.m.

E. Discussion and Decision Commissioner Fredrickson asked whether the 18' boundary dispute would be resolved on final plat (Cave said yes). Commissioner Cowan commented that kids walking to school would want to use the most direct route, which is Allston Way and asked whether there would be sidewalks on both sides of Jackson Drive at Allston (Cave said yes).

There being no further discussion, Chairman Massey asked for a motion. Commissioner Baptist moved to approve the Rezoning and Preliminary Plat application for Forest Canyon Estates with the following conditions:

1. Approval is subject to Council's decision on proposed access through City property.
2. All DRT, P&Z, City Engineers's and other City Staff's requirements must have satisfactory resolution in writing with City Staff prior to Final Plat approval.
3. A Subdivision Development Agreement shall be completed and executed prior to Final Plat approval.
4. Concerns about excessive grades and lengths of cul-de-sacs, especially on the north face of the escarpment, that present problems for snow removal, fire and police protection, trash pick-up, road maintenance and other City services shall also have satisfactory resolution in writing with City Staff prior to Final Plat approval.

Commissioner Fredrickson seconded the motion. Commissioner Dent

recused himself due to possible conflict because of his residence possibly being within 300 feet of the project site. The motion carried with five votes in favor, none opposed and one recusal.

IV. ADJOURNMENT: Commissioner Dent moved to adjourn, Commissioner Barnes seconded and the motion carried unanimously; the meeting adjourned at 8:05 P.M.